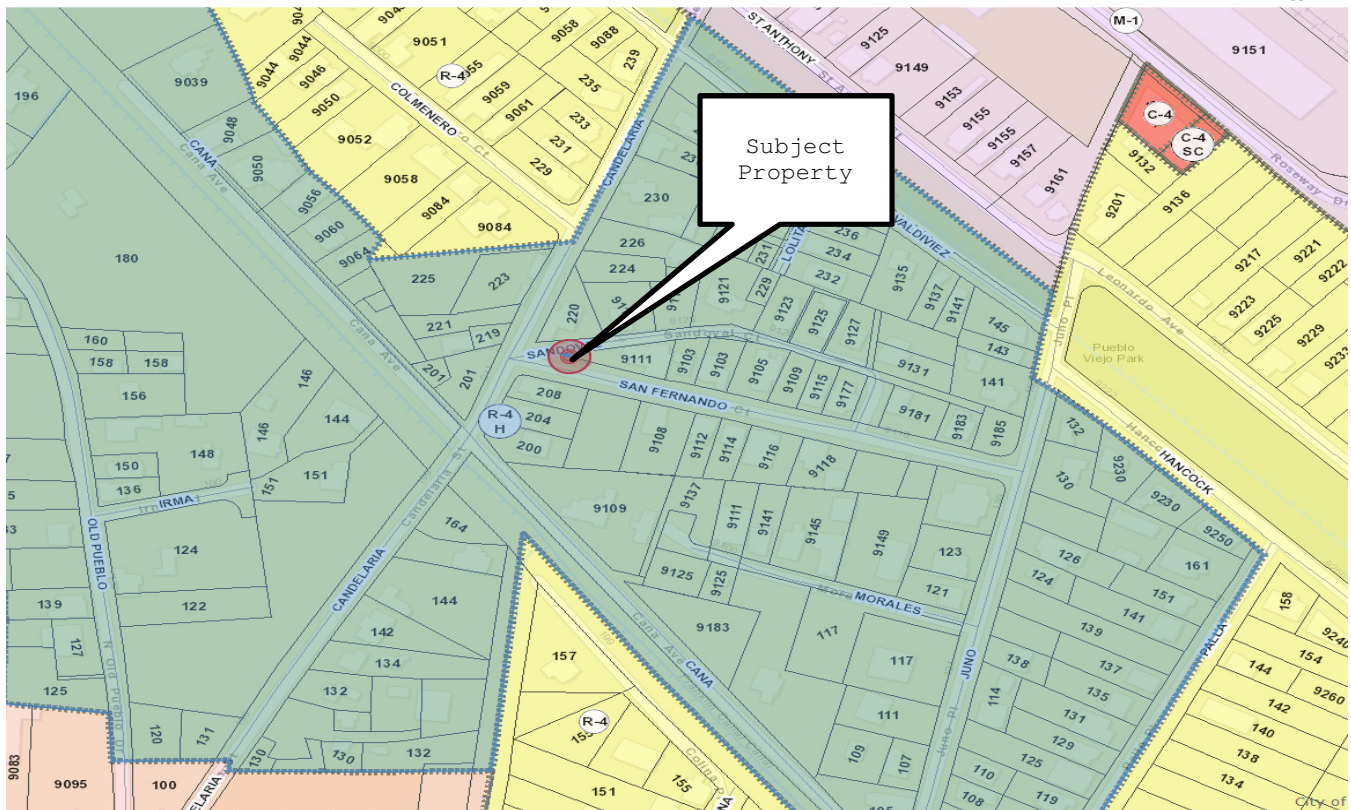




PHAP14-00029

Date: October 20, 2014
Application Type: Certificate of Appropriateness
Property Owner: Ricardo Chavez
Representative: Ricardo Chavez
Legal Description: Being 46 Ysleta Tract 5 .1702 Acre, City of El Paso, El Paso County, Texas
Historic District: Ysleta
Location: 220 Candelaria Street
Representative District: #6
Existing Zoning: R-4/H (Residential/Historic)
Year Built: 1940
Historic Status: Non-Contributing
Request: Certificate of Appropriateness for the for the removal and replacement of windows, doors, and window surrounds after the fact
Application Filed: 10/6/2014
45 Day Expiration: 11/20/2014

ITEM #3



GENERAL INFORMATION:

The applicant seeks approval for:

Certificate of Appropriateness for the removal and replacement of windows, doors, and window surrounds after the fact

STAFF RECOMMENDATION:

The Historic Preservation Office recommends DENIAL of the proposed scope of work based on the following recommendations:

The Ysleta Design Guidelines recommend the following:

- *Windows are important character defining features because of significant detailing as in decorative windows, or because they help to define a pattern through the use of voids.*
- *Windows should be repaired rather than replaced. In most cases this will simply entail removing old paint, installing new weather stripping, and then repainting. If windows are damaged beyond repair, replacement windows should match the type, style, material and finish of the original. Do not plug, cover, and/or widen windows if they are on the exterior walls of the original structure.*
- *Window frames and trim are sometimes elaborate. In Ysleta, however, window treatment is usually basic and less ornate. Frames, lintels, and sills should preferably be constructed of wood. Metal alternatives may be used if finished. The finish must be in character with the overall appearance of the structure and adequately complement its style.*
- *Aluminum sliding windows are not in character with the Ysleta Historic District. Muntins should be installed on existing horizontal windows, so as to create the appearance of true divided light.*

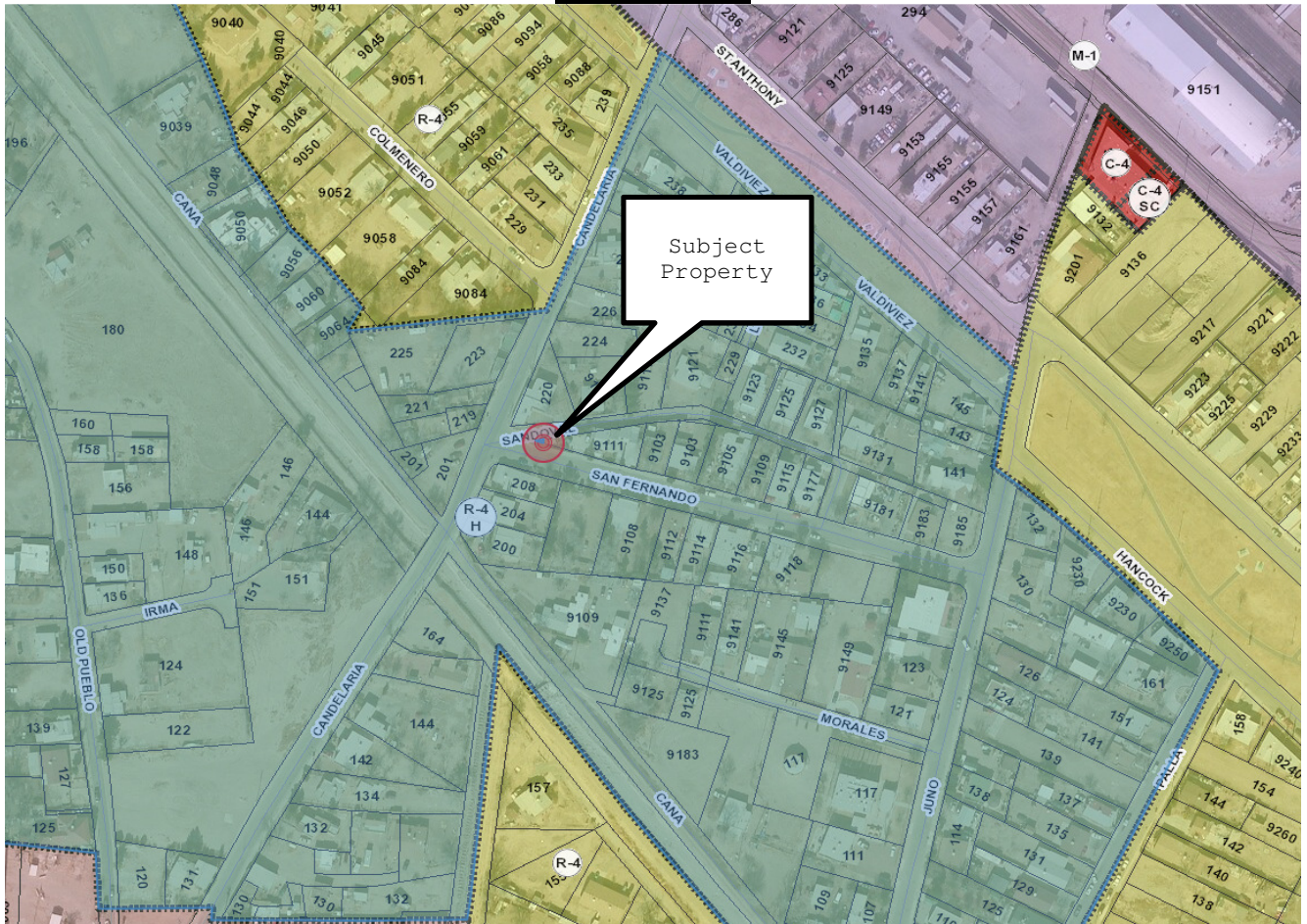
The Administrative Review Design Guidelines recommend the following:

- *All exterior doors, especially entrance doors, are important elements contributing to the character of facades. Proportion, composition in elevation, detail and trim are all essential to the overall scheme.*
- *Where possible, original doors should be retained. This includes glass lights, original hardware, such as doorknobs, hinges and pulls. Do not widen doors and door openings or attempt to create new openings or install new doors on the exterior walls of the original structure.*
- *Do not plug, cover and/or widen window opening. It is the intent of these design guidelines that replacement windows match the appearance, materials, design, color, texture, and other visual qualities of the existing windows.*
- *Window styles range from the basic to the ornate. Frames, lintels, and sills were constructed of stone, concrete or wood. The finish must be in character with the overall appearance of the structure and adequately complement its style.*

The Secretary of the Interior's Standards for Rehabilitation recommend the following:

- *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*
- *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*

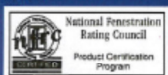
AERIAL MAP



OLD AND NEW WINDOWS



REPLACEMENT WINDOWS



HORIZONTAL SLIDER



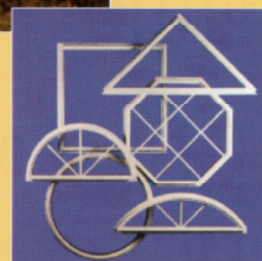
- Clear .65 U-value rating/ .70 SHGC
- Low-E .49 U-value rating/ .33 SHGC
- .1/2" airspace
- HD tandem rollers
- All sash marine-glazed
- Warm edge spacer for reduced condensation
- Cam latch for tighter seal
- Available with tinted, Low-E or safety glass
- Removable panels for easy repair
- 2-5/16" wide frame N/O 1", N/W-1 3/8", Mas.

VERTICAL SLIDER SINGLE HUNG

- Block and tackle balance system
- Clear .65 U-value rating/ .67 SHGC
- Low-E .51 U-value rating/ .32 SHGC
- 1/2" air space
- All sash marine-glazed
- Double cam latch for tighter seal
- Removable vent panels for easy cleaning
- Available with tinted, Low-E or safety glass
- Removable panels for easy repair



SPECIAL SHAPES & STACKED WINDOWS



PICTURE WINDOW P/W

- Clear .58 U-value rating/ .71 SHGC
- Low-E .42 U-value rating/ .34 SHGC
- Designed for vertical and horizontal stacking and mulling with all Solar MF-2 windows
- Continuous nailing fins for individual installation
- Available in the shapes and sizes needed for custom designs
- SI warranty